

DESCRIPTION OF THE DORIS BOWDEN, ET AL. LANDS,
SIXTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the northeast side of Virginia Avenue, said point being the southwest end of the division line between Lots 19 and 21, Block 1J, Tolchester Estates, a subdivision filed in the Land Records of Kent County; and running, thence, by and with the northeast side of Virginia Avenue N 54 30 W - 200.00' to intersect the southeast side of Bay View Drive; thence, by and with the southeast side of Bay View Drive N 35 30 E - 200.00' to the southwest side of Ohio Avenue; thence, by and with said road S 54 30 E - 200.00' to Lot 22 of said subdivision; thence, by and with Lots 22 and 21 S 35 30 W - 200.00' to the place of beginning. Containing in all 0.919 acres of land, more or less.

July 9, 2004.

William R. Nuttle.

BOWDEN

DESCRIPTION OF PART OF BLOCK 1J, TOLCHESTER ESTATES,
SIXTH DISTRICT, KENT COUNTY, MD.

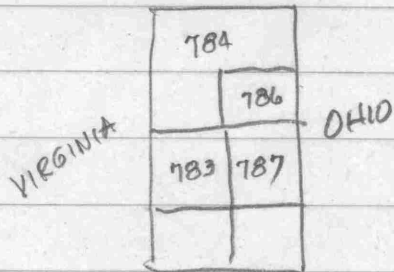
Beginning for the same at the intersection of the southeast side of Bay View Drive and the southwest side of Ohio Avenue which is the northernmost corner of Block 1J shown on the recorded plat of Tolchester Estates; and running, thence, by and with the southwest side of Ohio Avenue S 54 30 E - 100.00' to the division line between Lots 10 and 12; thence, by and with said division line S 35 30 W - 100.00' to the northernmost corner of Lot 11; thence, by and with Lot 11 and with Lots 13, 15, 17, and 19 S 54 30 E - 100.00' to Lot 21; thence, by and with the division line between Lots 19 and 21 S 35 30 W - 100.00' to the northeast side of Virginia Avenue; thence, by and with the northeast side of Virginia Avenue N 54 30 W - 200.00' to the southeast side of Bay View Avenue; thence, by and with the southeast side of Bay View Avenue N 35 30 E - 200.00' to the place of beginning. Containing in all 0.689 acres of land, more or less.

September 27, 1999.

William R. Nuttle.

M 35C

BAY VIEW



784 Doris et al

MLM 199/454

see 186/272-

786 Needles et al.

MLM 179/174

12, 14, 16, 18, 20

783 ♂ - 4 offspring

787 - Edwin Turner

EUP 23/354

Alison L. Needles
Drew F. Hoff
David C.
Daught R. "

owners
late estate to Don's Bearden

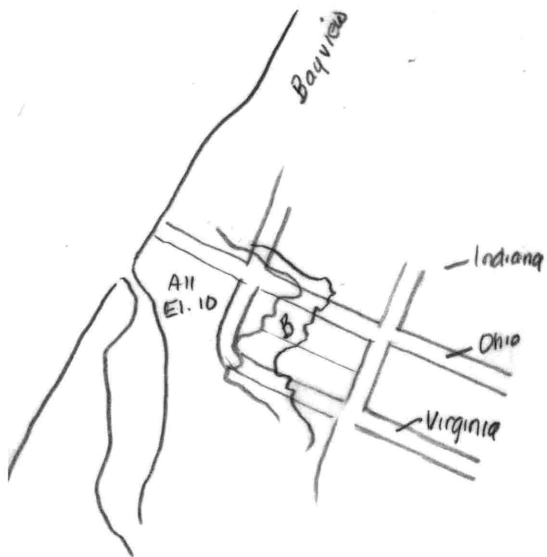
June 18, 2004.

Dear Mrs. Bowden:

I checked with zoning , and they said that the first thing that needs to be done is to have the Property Line Adjustment approved. I am enclosing 3 copies of that plat to use to begin the zoning process.. The other papers that you left with me have to do with the building permit, and I am returning them to you.

I am also enclosing several copies of a plat drawn to a scale of 1"= 40' that you can use to design the placement of your new house.

Sincerely yours,



The Kent County Technical Advisory Committee
County Government Center, 400 High Street, Chestertown, MD 21620
410-778-7475 FAX: 410-810-2932

e-mail: gowings@kentcounty.com or bcarroll@kentcounty.com

MINUTES

The Kent County Technical Advisory Committee met Thursday, September 2, 1999, at 9:30 a.m., in the Second Floor Conference Room at 400 High Street, with the following members attending: Wayne Morris, Sanitary District; Heather A. Gsell, Soil Conservation Service; Jim Wright, County Engineer; Bill Hodgson, Bell Atlantic; Gail W. Owings, Planning Director; Carla A. Martin, Community Planner; and Adam Brueggemann, Environmental Planner.

In addition to TAC comments, applicants are also referred to appropriate regulations and agencies.

APPLICATIONS AND PLATS REVIEWED:

#99-16 Dupont Fish & Game - Site Plan Review - The applicants wish to proceed with Phase II of their gun club on their 77.675 acre parcel on Walnut Tree #10 School Road in the First Election District. TAC found the plat is in order.

#99-72 Marshy Hope / Tri Gas & Oil - Site Plan Review - The applicants plan to construct a 40 x 40 foot office building in the same footprint of the building that burned in 1997. The 2.83 acre parcel is zoned "ICA" and is located on Route 213 west of Galena in the First Election District. TAC reviewed the plat and noted:

Plat Requirements:

- Remove "zoning" from site plan
- Show landscaping area on site plan
-

#99-73 Tolchester Estates / Doris Bowden - Adjustment of Lot Lines - Mrs. Bowden wishes to delete the property line between Lots 9 and 11, adding Lots 11 to 19 to Parcel 784. The property is located on Virginia Avenue and Bay View Drive in Tolchester Estates, and is zoned "CAR". TAC reviewed the plat and noted the following:

Plat Requirements:

- Show total acreage
- Show buildings
- Show 100 Year Floodplain

General Comments:

- Request exemption from Sanitary District to change to one sewer bill
- Does Doris Bowden own all property? If not other property owners must sign application or give Ms. Bowden authority to sign on their behalf.
- If telephone line is to be moved, the applicant must pay for the relocation.

#99-75 Jane Crowding - Minor Subdivision - Mrs. Crowding is requesting approval to subdivide her 1.14 acre parcel into two lots. The front parcel with the store will be 0.401 acres and the remaining parcel with the dwelling will be 0.73 acres in size. The property is located on MD Route 297 and Porters Grove Road in Worton, and is zoned "V" Village. TAC noted the following:

Plat Requirements:

- Clarify reference to Item E
- Add surveyor's seal

#99-58 RH Dinning Family Limited Partnership - Adjustment of Lot Lines - The Dinning Family is requesting an adjustment of lot lines between two of their properties located on Bayside Avenue. With the adjustment, Lot 1 will be 2.121 acres and Lot 2 will be 4.622 acres. The property is zoned R-1 and fronts on the Chesapeake Bay. TAC reviewed the proposal and noted it to be okay.

#99-74 Sharon Kendall - Site Plan Review - Mrs. Kendall is requesting site plan approval for an Assisted Living Facility in her home on Bayside Avenue in Rock Hall. The Kendalls previously received Board of Appeals approval for this facility. The property is zoned R-1. TAC review the site plan and noted:

General Comments:

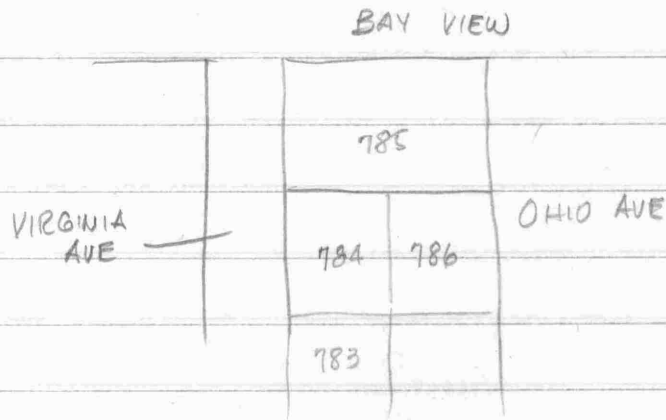
- Need to address 10% rule and water quality calculations. Contact Heather Adams-Gsell, Soil Conservationist at 122-4 Speer Road, Chestertown, 410-778-5150

The next Technical Advisory Committee meeting is scheduled for September 16, 1999.

GWO /ec

cc: Land Surveyors

Applicants



783 ?

784- Robt. J. & Doris L. Bowden - 21306 Virginia Ave. MLM 83/7

785 Wm. Karl Funds

EHP 210/340

786 Martin C. Clark

EHP 18/402

12, 14, 16, 18, 20

MLM 83/7

Bowden - Lots 11, 13, 15, 17, 19, Bk. 1J

273/599, 603, 610

83/7

(22/27) - Sanitary Comm easement

Funds - EHP 210/340 - (174/13) to David Hoff

Parcel 1 Lots 1, 3, 5, 7, & 9 Bk. 1J

Parcel 2 Lots 2, 4, 6, 8, 10 "

176/207 - Hoff to Hoff

LAW OFFICES

WADKOVSKY & MOWELL
107 COURT STREET
CHESTERTOWN, MARYLAND 21620

BASIL WADKOVSKY
G. MITCHELL MOWELL

(410) 778-1630
FAX (410) 778-9325

August 5, 1999

Ms. Doris Bowden
21306 Virginia Avenue
Chestertown, MD 21620

Dear Ms. Bowden:

I discussed the inclusion of the two deeds into one with the Kent County Planning and Zoning officials.

In order to accomplish what you want, they will require a new metes and bounds description, which will require a surveyor to complete. I do not know the cost of such survey, or whether the surveyor would be able to plot out the metes and bounds from the recorded plat of the subdivision.

I would suggest you contact Michael Scott in order to ascertain the cost of such project.

Sincerely,



Basil Wadkovsky

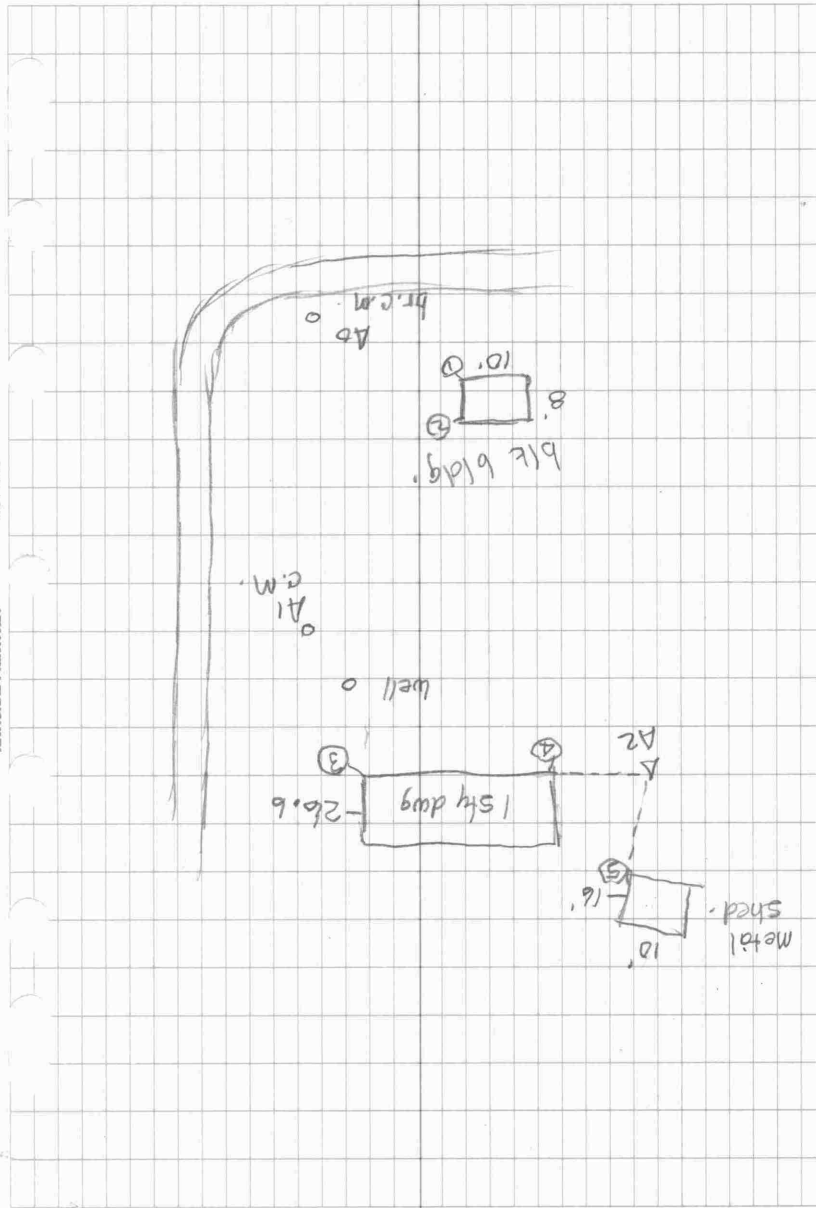
BW:pbs

William H. TILK 770-3490

Tax MAP 35-3 Parcels 704 & 705

Doris Bowden
Tolchester Estates

Sept. 13, 1999



A1	A0	A2	R110°24'30"	86.35
		①	R18°51'40"	79.42
		②	R21°07'50"	72.24
		③	R156°02'50"	63.54
		Well	R132°20'50"	27
A2	A1	④	L47°53'	21.6
		⑤	L115°23'30"	50.6

Doris Boarden

778-3644

786

21306 Va. Ave

Doris L.

35c-784, 786

Alison Needles, et.al.

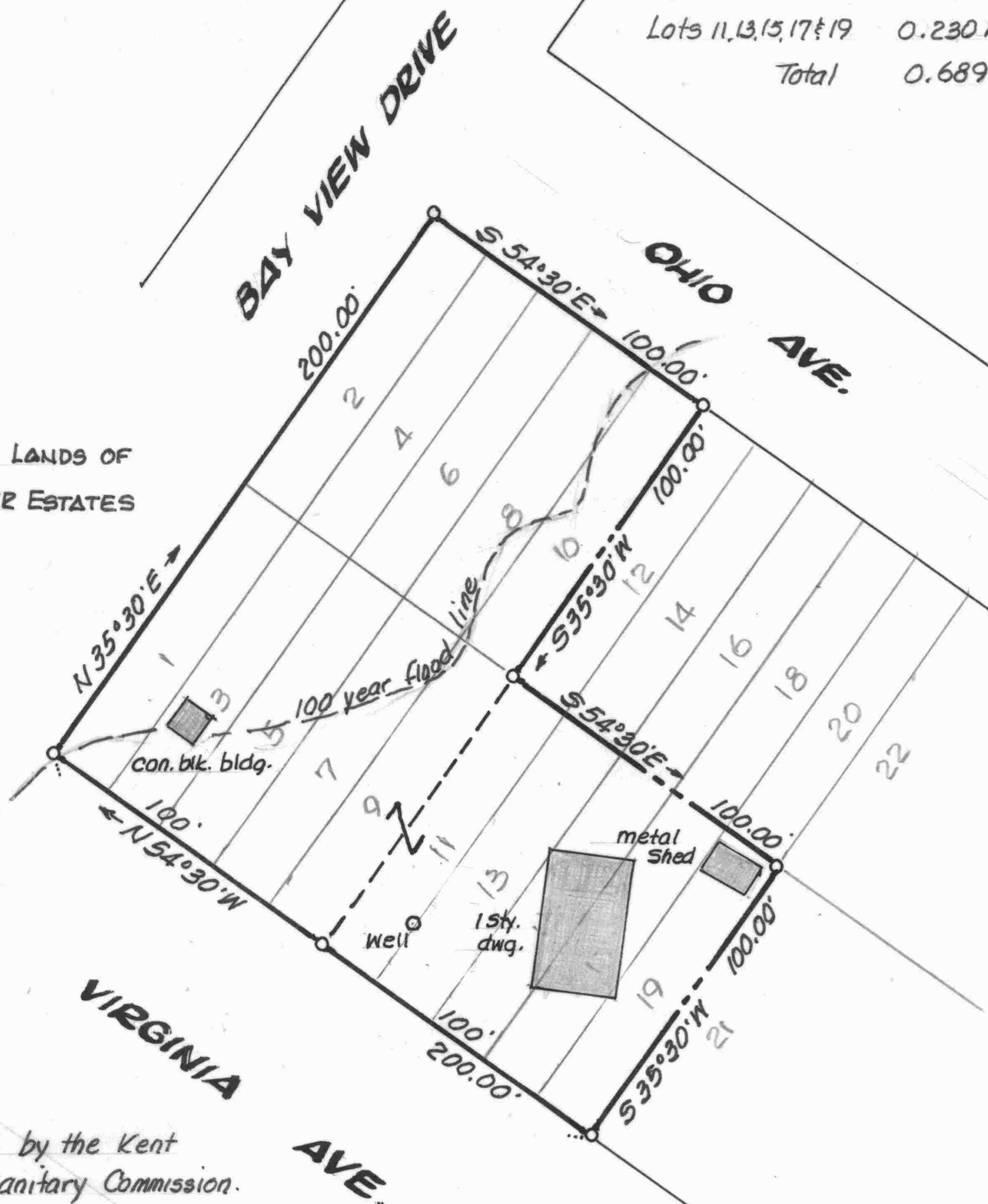
MLM 179/174



Acreages

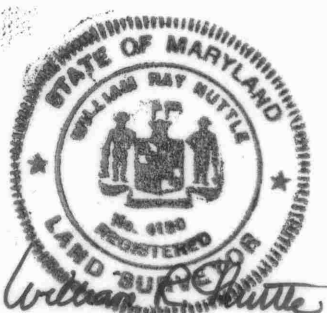
Lots 1-10	0.459 Ac.
Lots 11, 13, 15, 17 & 19	0.230 Ac.
Total	0.689 Ac.

UNPLATTED LANDS OF
TOLCHESTER ESTATES



Approved by the Kent
County Sanitary Commission.

Note: The sole purpose of this
plat is to combine two properties,
described in deeds MLM 83/7 and
MLM 176/207 into a single lot.



PROPERTY LINE ADJUSTMENT LOTS IN BLK. 1J, TOLCHESTER ESTATES

6TH DISTRICT, KENT COUNTY, MD.

Scale 1"=50' Aug. 1999.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

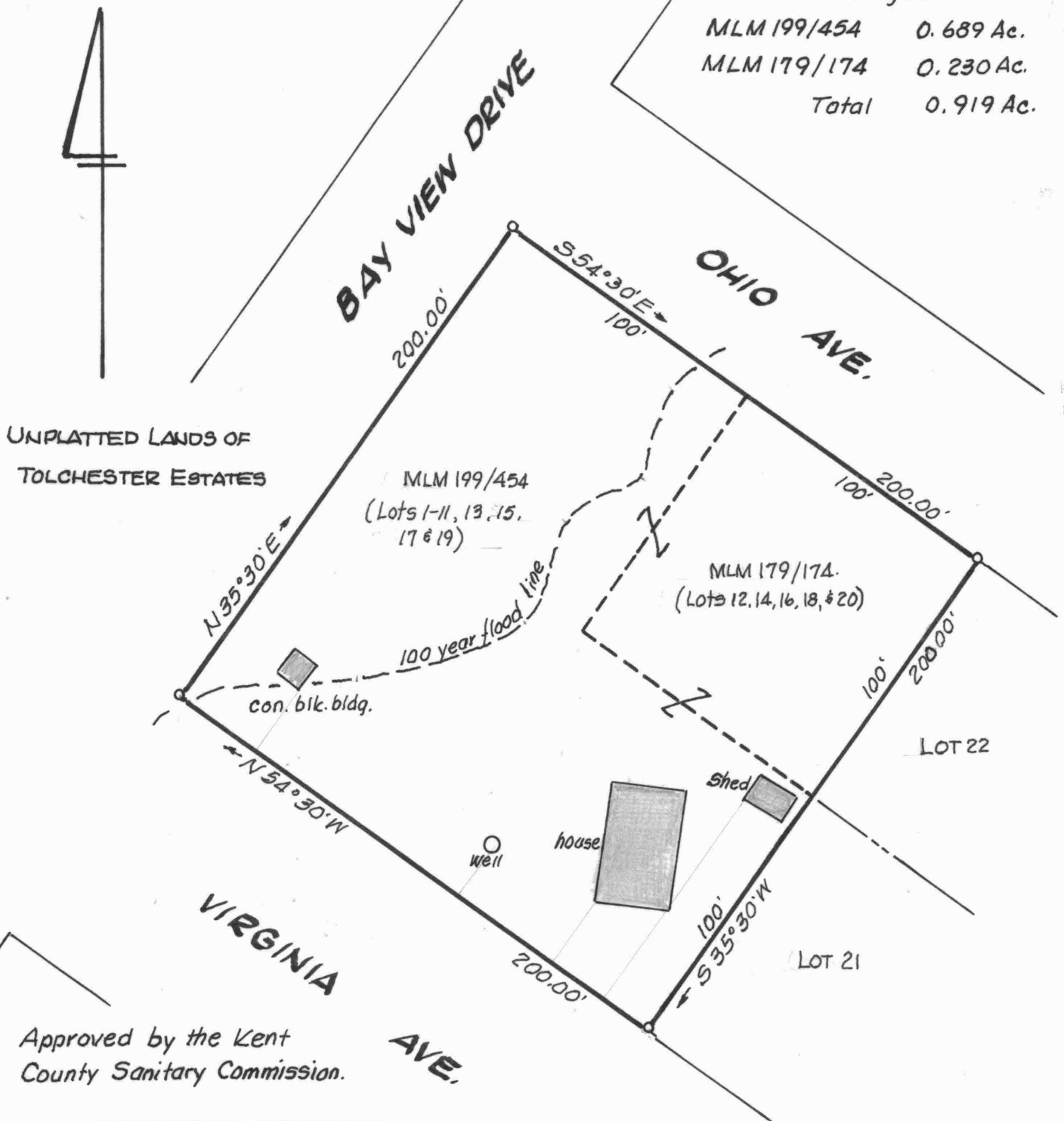
APPROVED BY:

Kent County Director of Planning

Kent County Health Officer

Acreages

MLM 199/454	0.689 Ac.
MLM 179/174	0.230 Ac.
Total	0.919 Ac.



Note: The sole purpose of this plat is to combine two properties, described in deeds MLM 179/174 and MLM 199/454 into a single lot.



PROPERTY LINE ADJUSTMENT LOTS IN BLK. IJ, TOLCHESTER ESTATES 6TH DISTRICT, KENT COUNTY, MD.

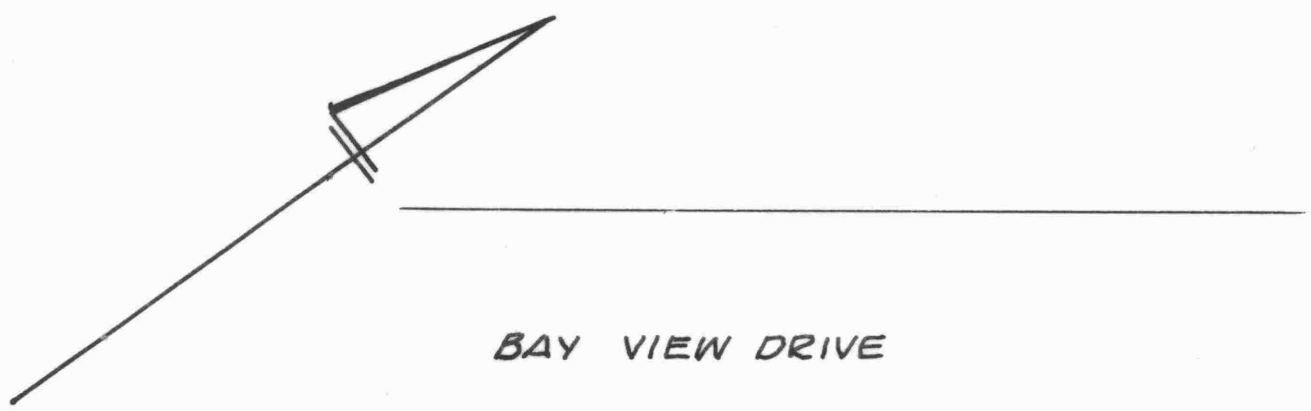
Scale 1"=50' June 2004.

William R. Nuttle, Reg. Surveyor
Chester town, Md.

APPROVED BY:

Kent County Director of Planning

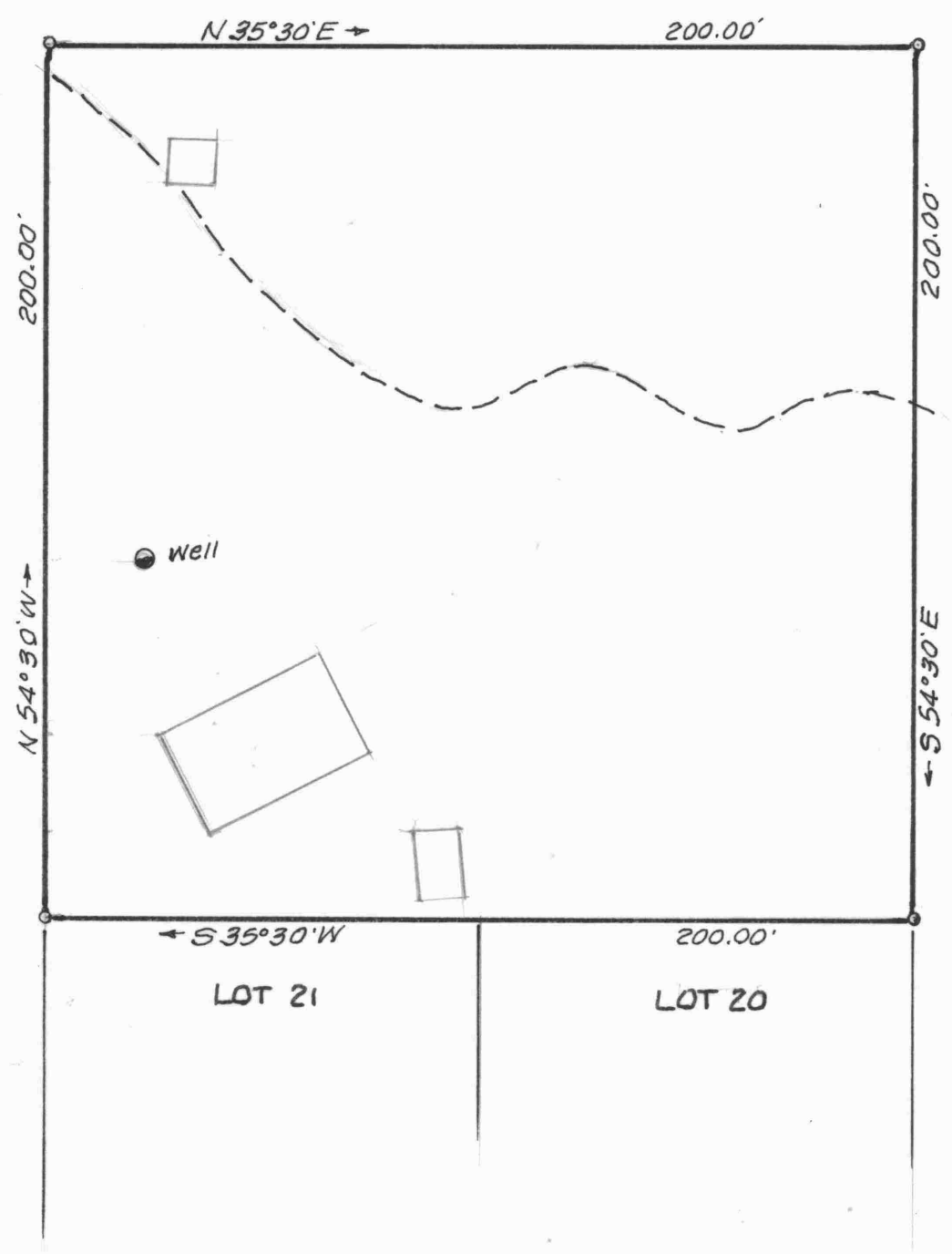
Kent County Health Officer



BAY VIEW DRIVE

VIRGINIA AVE.

OHIO AVE



SITE PLAN

LOTS 1-20, BLK 10, TOLCHESTER ESTATES

6TH DISTRICT, KENT COUNTY, MD.

Scale 1"=40' June 2004.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.